

Manitoba Association of Cottage Owners

Virtual on zoom

June 15, 2021**7:00 p.m.**

Present: Gus Wruck, Shelley Morris, Jim Nicholson, Gordon Campbell, Guy Walker, Ken Corbett, Ray Poole

Regrets: Val Hammond, Dave Crabb

Chair: Gus Wruck

Recording Secretary: Shelley Morris

1. Call to Order

The meeting was called to order at 7:05 p.m.

2. Adoption of Agenda

Guy moved and Gordon seconded that the agenda be approved CARRIED

3. Minutes – March 18, 2021

Gordon moved and Ray seconded that the minutes be approved CARRIED

4. Strategic Plan

i. Member Services

- a. Insurance Program – presentation from Morris Insurance – as they did not attend, Shelley, Gus and Gordon will meet with Dave Morris to get things started.
- b. **Zoom platform** – report on uptake – It was suggested that Shelley contact those that have used the platform to assess their experience. Gus said that it has worked very well and he reviewed the associations that have used it. Gus made note that the participants were pleased we offered the service and had no problem with using it. Shelley to canvas users to find out their experience re: ease of use, member value and whether they would use it again even outside of a pandemic. Would you be interested in using for AGMs, regular Board meetings.

ii. Organizational Effectiveness

- a. **Setting annual budget** – Shelley raised the idea of putting in place a budget with approved operating lines so that decisions can be made between meetings. Gus mentioned that in the past, there has been an annual budget when monies were being spent on education tax campaign. It also applies to revenue lines. Question if we have Directors Liability insurance. Insurance is about \$800. We need clarification on liability on several issues and Morris Insurance could assist with answering those questions.

Jim then joined the meeting on phone and referred Board to the annual report as an idea of annual costs. He noted that revenues are down significantly – about 30%. Jim will prepare draft of budget for 2021-22.

- b. **Media Statements** – Shelley spoke to the issue re: commenting on the ON decision to restrict travel to ON cottages. Gordon thought it was a no win situation. He agreed with the approach Gus took to send his position to the Board for approval. Jim prepared a position that is included on the website.
- c. **Policy re: outstanding membership dues**
Shelley said that we should have a position re: how long we carry members who have not paid their dues. A benefits list should be prepared and promoted. It was agreed that Gus, Shelley, Jim and Val would hold a separate meeting to review approach to membership.

iii. Information Services

- a. **Succession Planning** – an inquiry was received from an articling student offering to update information on our website re: succession planning. Mona Brown, who authored the previous info, has volunteered to provide an update. Gordon suggested this would be a good topic for an AGM. Mona has previously spoken 5-6 years ago. Jim suggested it would not be surprising to see an inheritance or wealth tax introduced. Rather than setting a date now, best to wait until we know the status of restrictions.
- b. **Lifejacket Loaner program** – see May 26 email from Gus. No action needed by MACO, other than to pass on to local cottage associations for information.

iv. Environment

a. CSLW Report

- **Zebra Mussels** – East Beaches March 18 report – Gus circulated the response from the Minister. Gordon noted that at CSLW, there's been discussion about the value of writing letters and receiving non-substantive responses from government. Similarly is the situation with Ambroise Park and privatization. With the zebra mussels, work is being left to RMs and volunteers, which is beyond their capacity. Hillside had not received such a letter from the province and it will be discussed at their executive meeting tonight. Lester Beach has not had an issue – it depends on the year and weather, but Hillside seems to be the worst. Jim's check of the Internet indicates there are various things being tried, but no ultimate solution is evident. There may be value in more public profile about the issue, using tools like MACO Facebook page. Gordon raised the point of the number of different groups working on similar issues and the opportunity to perhaps coordinate under one umbrella.

Related to this point, Gus said that it would be timely to review the MACO website, provide updated information and cover new relevant topics e.g. bylaw updates, meeting minutes, letters to government and responses. Jim will look at the water stewardship parts of the website. Gordon suggested this type of review might be better in person so that we can look at sections of the website together and discuss what needs to be updated.

Ken referred to his area, Oak Lake, and the volunteer efforts and funds generated to improve the area. He wonders about the ongoing status as a provincial park and if it will become a local park. The move seems to be to turn smaller provincial parks over to independent operators. MACO needs to be vigilant on these issues. Re: Ambroise, the property has not been sold, but the property has been leased to a private operator, who tried to set fees that exceed provincial fees.

b. Education Taxes

5. **Membership Report** – Val not in attendance and there was no report.
6. **Finance Report** – Val made a deposit for \$700 in April. Auglen Park used the zoom licence but dues were unpaid – which they said they would take care of.

Website management was paid – it was suggested that once we have ideas of changes we'd like to the website, it be reviewed with Bill

Jim moved and Ray seconded that the financial reports for Mar, April and May be accepted.
CARRIED

7. **New/Other Business**

Jim raised article in paper re ruling re: 2011 flood and government being partially responsible due to Portage diversion and wondered what that meant for those affected.

8. **Next Meeting Date** - Wednesday, August 25, 2021, 7:00 p.m. – virtual or in-person, depending on restrictions and convenience for out of town members.
9. **Adjournment** –Gordon moved and Ray seconded that the meeting adjourn at 8:35 p.m.

Agenda 4 i a) Questions for Morris Insurance

1. What are the benefits of this liability insurance for organizations?
2. What are some issues that associations could face without insurance?
3. How can we better market the insurance program as a MACO benefit and attract more members?
4. What is the price differential between members and non-members?
5. What efforts are made to ensure only members are accessing preferred pricing?
6. Possibility of a presentation to membership?

Agenda 4 iii. a) Succession Planning

MACO Board,

We received the email below this morning. There may be some information that we want to utilise to update our website.

So I would ask Shelley to include this item on the agenda for the next meeting.

I also spoke this morning to Mona Brown in Carman, the author of the original information on the website. She advises that she is still in practice and would be willing to review and update the relevant information on our website but for a fee.

See the Website for further information. <http://macoman.com/cottage-ownership>. It is the last two entries on the website that are of concern for us.

Her resume also noted that she and her husband have cottage in NW Ontario.

One of her clients also had a rather large cottage property just across the river from me.

Gus Wruck, President

Manitoba Association of Cottage Owners

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Sent: May-20-21 9:16 AM

To: maco@mts.net; guswruck@gmail.com

Subject: MACO Cottage Succession Guide

Good Morning Shelly and Gus,

My name is David Wiebe and I am an articling student at the law firm Tacium Vincent and Associates. I noticed on the MACO website that there is a presentation regarding cottage succession. However, the guide looks like it may be a few years old, as the law firm that prepared it hasn't existed- according to their website- since 2019.

There are some new changes in Manitoba succession planning, including the elimination of probate fees, which likely would be a benefit for your members to know about.

If you are interested, I would like to offer a new guide for the website. In addition to the guide, I am exploring the possibility of making a video walking through the slideshow- hopefully making the information more accessible for folks. If it interests you, along with the slideshow we could link the video onto the MACO website.

All the best,

David J. Wiebe

Articling Student at Law · *B.A., J.D.*

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